

## CHAPTER 22

### MXD MIXED-USE ZONE

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#### **14-22-101 PURPOSE.**

The purpose of the *Mixed-Use (MXD)* zoning classification is to facilitate the integration of diverse but compatible uses into a single development, with the goal of creating a community that offers "live, work, and play" opportunities within convenient walking distance of each other.

#### **14-22-102 ZONE/PROJECT EVALUATION**

All proposals to include a property within an MXD zone, and all development proposals within an existing MXD zone, shall at a minimum be evaluated based on their compatibility with:

- The Bountiful City General Plan
- The Bountiful City Code and Zoning Ordinance
- The purpose and characteristics of the MXD Zone
- Sound planning practices
- Surrounding land-uses
- All other City-approved studies

The City may deny any zone map amendment or development proposal that does not comply with any of these criteria.

#### **14-22-103 SITE CHARACTERISTICS**

The typical site zoned MXD shall encompass at least five acres; however, smaller projects that demonstrate outstanding characteristics may also be considered. Sites zoned MXD should be adjacent to major automobile and public transit corridors, and should have direct access to both.

#### **14-22-104 SUB-ZONE STANDARDS**

Each sub-zone shall have an emphasis toward a particular category of land-use. Percentages are based on the total square footage of floor area within a project and include areas within a structure (floors of a building) and areas on the surface of the land (sidewalks, parks, etc.) Parking, landscaping, and similar ancillary uses are calculated on a pro-rated basis for each use category.

|        |  |
|--------|--|
| MXD-R  | 50% - 75% sq ft in residential uses                        |
| MXD-C  | 50% - 75% sq ft in commercial uses                         |
| MXD-PO | 50% - 75% sq ft in professional office uses                |
| MXD-PF | 50% - 75% sq ft in public facilities                       |
| MXD-E  | 50% - 75% sq ft in entertainment/hotel uses                |
| MXD-M  | No one category of uses may exceed 33% of the total sq ft. |

## **14-22-105a PERMITTED USES**

Underlined uses may not be located on individual pad sites or parcels. They must be part of a larger building or physically connected and integrated into the complex. Residential uses may not exceed 25% of the total project floor area, except as indicated by the sub-zone designation.

### **Residential**

Multi-family - minimum 1 covered space per unit/no freestanding carports

### **Office**

Professional offices  
Banks and credit unions  
Medical clinics  
Artist studios

### **Commercial**

Convenience stores – with or without fuel sales  
Grocery stores – maximum 50,000 square feet per tenant  
Retail – maximum 50,000 square feet per tenant/floor, no single tenant to exceed 100,000 sq ft total across multiple floors

### **Institutional/Public**

Medical clinics  
Colleges/Universities/Educational Services  
Museums  
Open space/Park  
Convention center/Assembly/Auditorium  
Government offices  
Places of worship

**Hotel/Entertainment**

Hotels – Rooms off interior corridors (no motor lodges)

Recreation – Indoor/Outdoor

Restaurants and private clubs – without drive-up window

Fast-food restaurant

Movie Theaters - Indoor

Convention center/Assembly/Auditorium

Health clubs

**14-22-105b PROHIBITED USES**

Motor lodges (drive-up motel units)

Pawn shops

Check cashing/Title loan stores

Sexually oriented businesses

Tattoo parlors

Self storage units

Body piercing (earrings permitted)

**14-22-106 DEVELOPMENT PLAN**

1. The property owner (or his agent) shall prepare and submit a proposed Development Plan for the subject property.
2. The Development Plan guides all development within a particular project and at a minimum shall include a site plan, a pedestrian connection/trails plan, conceptual building elevations and design schemes, streetscape and building setback diagrams, a current survey and legal description, plus any other information typically required for site plan approval.
3. The general categories and uses to be established within a mixed-use project shall be specified and enumerated in the Development Plan. The approved Development Plan shall be considered an integral part of the zoning regulations for the area represented. Substantial variation between the Development Plan and the Final Site Plan would require review and recommendation from the Planning Commission and approval from the City Council. A substantial variation is any addition, modification, or alteration to a building or site plan that exceeds 20% of the gross floor area, site acreage, or exterior building surface or any change in use greater than 5% of the total project floor area. All modifications must meet the minimum standards required by this ordinance.

**14-22-107 DEFAULT SETBACKS AND HEIGHT LIMITATIONS**

The location, height, and separation between buildings shall be established as part of the

Development Plan. Unless otherwise stated in the Development Plan, the default standards shall be as follows:

- Minimum building setback 30 feet
- Maximum building setback 50 feet
  
- Minimum building separation 20 feet
- Maximum building separation 40 feet
  
- Minimum building height 20 feet
- Maximum building height 35 feet

#### **14-22-108 DEVELOPMENT CHARACTERISTICS**

1. Uses may be mixed within a building or within an overall development, or both. However, the City encourages mixing uses within a building as much as possible. Furthermore, the subdividing of land for stand alone parcels is discouraged, and the City may deny the subdivision of land within the MXD zone if the Planning Commission or City Council determines that the subdivision is contrary to the purpose and intent of this ordinance.
2. Developments within an MXD zone shall exhibit urban characteristics such as:
  - Wide sidewalks
  - Street trees and street furniture
  - Community gathering spaces
  - Shared parking
  - Integrated public transit (where available and/or anticipated)
  - Diverse and distinctive design features
3. All developments shall provide at least 15 percent of the gross floor area or 15 percent of the gross site area, whichever is greater, as open space. Open space shall typically include the following elements: cultivated landscaping, plazas, parks, urban trails/sidewalks, wetlands/indigenous landscaping, and community recreation space. A maximum of 50 percent of all open space may be hard surfaced. Streets, parking lots, driveways, and private yards are not considered open space.
4. All lighting and signs shall be pedestrian scale, with a maximum sign height of 20 feet. Lights or signs on building facades may be higher than the 20 feet maximum. Sign standards shall be the same as for the CR zone, although for buildings larger than those normally allowed in the CR zone, the City may approve larger scale lighting and/or signs proportional to the size of the buildings approved. Projects 10 acres or larger with at least 100,000 sq ft of non-residential uses may have one pole sign per frontage on an arterial

street, evaluated using the standards for pole signs in the CH zone. The pole or structural support element of the sign may exceed the maximum pole width allowed if the structure itself incorporates specific site design elements, at the discretion of the approving body.

5. Parking requirements shall be determined per existing City standards for each use. However, parking requirements may be reduced if it can be shown that shared parking is a viable alternative. The City reserves the right to dictate the amount of parking and/or the location of parking spaces within a project to achieve the objectives of this ordinance.
6. Site plans shall clearly indicate the mixture of land uses within the project area and the percentage of the overall site that each use occupies. Furthermore, site plans shall indicate the amount of parking prorated to each use and shall illustrate how public transit, (where available and/or anticipated), is to be integrated into the site.
7. An additional site plan shall illustrate pedestrian movement throughout the project area, with trail hierarchies established based on levels of pedestrian use. The purpose of this plan is to demonstrate how effectively uses are mixed, and to determine the efficiency of the site layout. The plan shall provide convenient and attractive pedestrian connections through the mixing of land uses and quality design practices.

#### **14-22-109 DEVELOPMENT PROCEDURES**

Upon approval of the Development Plan and zone change to MXD, all uses allowed in the development shall be processed as if they were permitted uses.